

Town of Hounsfield Planning Board
Meeting Minutes
March 6, 2012 7pm

Present: Chairperson Yvonne Podvin, Vice-Chairman Paul Locy, Ginny Savage, Mel Castor
Absent: Mary Anne Oliver

At 7:01pm Chairman Podvin called the regular monthly meeting of the Town of Hounsfield Planning Board to order with the Pledge of Allegiance.

The secretary called a roll call of the members and quorum was established.

Minutes from February 7, 2012 were reviewed. Motion to approve the minutes made by Paul Locy, seconded by Mel Castor. Vote 4-0; all in favor.

Application #01-2012 Land Division Case

#01-2012A Mirian Massaro 20+/- acres to add to Fish property

Chairman Podvin introduced the application – simple land division/lot line change. Mrs Massaro would like to sell twenty acres to neighboring land owner Mr. Fish who would like to add the twenty acres to his current parcel.

Chairman Podvin asked if the applicants had anything to add. There was no additional comment. The Board reviewed the location of the parcels. There were no further comments from the board.

Resolution to approve the request to move the property line to add twenty acres from the Massaro property to the Fish property. Motion made to approve made by Chairman Podvin, seconded by Mel Castor.

Vote 4-0; all in favor.

#01-2012B Marian Massaro - second request is to divide out a 2 acre lot from parcel 81.00-1-93.1.

#01-2012C Marian Massaro - Application for Right of Way

Proposing a row from Foster Park Road that would allow her to access the two acres to be separated in 01-2012B.

Chairman Podvin reviewed survey map from Mr. Overton, showing easements that were noted as abandoned.

Mr .H. Charles Livingston Jr. representative for Mrs. Massaro, described the history of the property ownership and the original access agreement and the current 25' strip that remains. States there is a deeded Right Of Way between the lots for the farm and the rear lot. Says it is being used by the farm and Mrs. Massaro would like to extend it around the side of the property so that it did not run through the middle of the rear lots.

Town Attorney, Mr. David Renzi said he would review the deeds and abstracts and advise the board regarding provisions for the current right of ways.

Chairman Podvin read aloud a letter from Mr. Robert Overton who lives at the end of Foster Park Road adjacent to the proposed entrance of the new ROW. He is concerned about increased traffic on an already narrow road, and do not want his driveway to be used for access to the other lots.

Chairman Podvin stated that she believes the applications should be tabled until the attorney can research the property deeds and rows.

Discussion continued regarding the location of Mr. Overton's home, the road end and location of the current ROWs.

There was general agreement to table applications 01-2012B and 01-2012C.

When Mr. Renzi is able to review the documentation he will contact Chairman Podvin and a special meeting might be called .

Ms. Podvin requested additional mylars(survey) for applications B & C and signed the mylar for the application #01-2012A.

Mr. Overton added that he pays the taxes and maintains the ROW.

New Application

Richard & Debbie Smith brought their case before the board. Chairman Podvin reviewed the request and assigned case number #02-2012.

The applicants wishes to subdivide 2.83acres with 150 ft road frontage from a 100 acre lot and build a new house.

Mr. Smith explained the request and location of the proposed house.

The board discussed the request for subdivision. Resolution to approve the application made by Paul Locy, seconded by Mel Castor. Roll call vote; 4-0 all in favor.

Ms. Podvin reminded Mr. Smith to file the mylar (survey) at the land office in the county clerk's office.

Chairman Podvin asked for public comments regarding the Foster Park Road applications. Supervisor Tim Scee stated that the Foster Park Road is adequate to accommodate traffic and agreed that the Board should review what Attorney Renzi finds before moving forward. Ms. Podvin noted that the approval may be made with reservations.

Mr. Overton spoke regarding his utility easement under the road, he has a letter showing the agreement with the Town of Hounsfield. He is concerned damage will be done to his lines if traffic increases.

Ms. Podvin will forward that information to Attorney Renzi.

Mr. Overton's brother Mr. Ken Lowe lives at the end of the road, just beyond Robert Overton and spoke regarding the fact that he insures the Right Of Way, plows it, and maintains it. He stated that the Massaro's do not need to cross the Overton property to access their own property.

Zoning Officers Report

Marlene Lennox reported that she issued one zoning permit this month. She also met with Attorney David Renzi, Supervisor Tim Scee and discussed a request from property owner on 12F. Ms. Podvin noted there was a possibility of changing the zoning from Multi-Use to Marine District.

Ms. Lennox reported that she met with property owner regarding garage construction on Rt. 3, and another property owner, building a home on Rt. 62.

Correspondence - None

Old Business - Chairman Podvin reminded the board that the Tug Hill Commission Local Government Conference will be held March 29, 2012 at Jefferson Community College and it is an opportunity for annual training credits.

Ginny Savage informed the board she will not be able to attend the next meeting in April, she will be out of town.

New business - None

At 7.52pm Chairman Podvin moved to adjourn the meeting; Mel Castor seconded the motion. Vote 4-0; all in favor.

Respectfully submitted,
Gertrude Mead Karris
Secretary